



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: January 4, 2011

SUBJECT: BZA Case No. 18156, 1613 6th Street, N.W.
Square 477, Lot 801

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **APPROVAL** of an **area variance to § 2101.1 of Title 11 DCMR** to decrease the number of required off-street parking spaces from one to zero.

II. AREA AND SITE DESCRIPTION

Address	1613 6 th Street, N.W.
Legal Description	Square 477, Lot 801
Ward	2
Lot Characteristics	Rectangular lot with no alley access
Existing Development	Vacant
Zoning	R-4– row dwellings, conversions and apartments residence district
Historic District	None
Adjacent Properties	North: Row houses, flats and apartment buildings South: Row houses, apartments and retail East: Row houses and flats West: Across 6 th Street, row houses and flats
Surrounding Neighborhood Character	Row houses, flats and multi-family residential buildings, and churches.

III. APPLICATION IN BRIEF

The applicant proposes to construct a flat on the subject property. One parking space is required and none are proposed. The site is vacant.





Zoning and Vicinity Map

IV. OFFICE OF PLANNING ANALYSIS

Area Variance to § 2101.1 – Off-Street Parking Requirements

Section 2101.1 sets the minimum off-street parking requirements for flats within the R-4 district at one space per flat, or one off-street parking space for the subject property. The subject application proposes no off-street parking spaces.

Exceptional Situation

The subject square was developed over 100 years ago, prior to the adoption of the Zoning Regulations and the requirement to provide off-street parking. It also has no alleys. As a result the subject property has no rear access.

Practical Difficulty

Provision of one off-street parking space would be a practical difficulty to the applicant. The subject lot has no alley access and is only accessible from 6th Street. The District Department of Transportation (DDOT), in an email dated October 5, 2010, informed the applicant that it would not approve a curb cut at the subject property. The other three sides of the lot directly adjoin private property, precluding access. No other options exist for vehicular access to the site. Therefore, it would be a practical difficulty to require the applicant to provide one off-street parking space for this site.

Intent of the Zone Plan

The requested variance would not substantially impair the intent, purpose and integrity of the zone plan. It would allow for infill development of a flat on a vacant lot in conformance with all other provisions of the R-

4 district and the Zoning Regulations, and would be consistent with the policies of the Comprehensive Plan. The granting of this variance would allow the applicant to develop this residential property with a use in conformance with the provisions of the R-4 district.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

The Office of Planning did not receive comments from ANC 2C.

VII. CONCLUSION AND RECOMMENDATION

The Office of Planning finds the subject application to be in conformance with the provisions of the requirements for the granting of a variance.

JS/sjm^{AICP}

Project Manager: Stephen J. Mordfin, AICP